174.0	0008	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,400 / 635,400
					USE VALUE:	635,400 / 635,400
					ASSESSED:	635,400 / 635,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMASWAMY SUNDAR RAJAN
Owner 2:	RAJAN BHUVANESWARI SUNDAR
Owner 3:	
Street 1:	1 WASHINGTON ST
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	MC KENNA JANICE E -
Owner 2:	-
Street 1:	17 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	244,400		391,000	635,400
Total Card	0.106	244,400		391,000	635,400
Total Parcel	0.106	244,400		391,000	635,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.94 /Parcel: 330.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116706

GIS Ref

GIS Ref

Insp Date 09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0008-0018.0

!13592!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,400	0	4,620.	391,000	635,400		Year end	12/23/2021
2021	101	FV	236,100	0	4,620.	391,000	627,100		Year End Roll	12/10/2020
2020	101	FV	236,100	0	4,620.	391,000	627,100	627,100	Year End Roll	12/18/2019
2019	101	FV	204,900	0	4,620.	385,400	590,300	590,300	Year End Roll	1/3/2019
2018	101	FV	204,900	0	4,620.	296,100	501,000	501,000	Year End Roll	12/20/2017
2017	101	FV	204,900	0	4,620.	279,300	484,200	484,200	Year End Roll	1/3/2017
2016	101	FV	204,900	0	4,620.	257,000	461,900	461,900	Year End	1/4/2016
2015	101	FV	192,000	0	4,620.	240,200	432,200	432,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:20:44

LAST REV

Date	Time
07/18/19	15:03:39
jorourke	

PAT ACCT. 13592

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KENNA JANICE	1338-61		6/1/2007	Family	398,250	No	No		
MCKENNA HELEN	1138-47		2/27/1995		99	No	No		F

USER DEFINED

Prior Id # 1:	116706
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2007	87	Manual	2,500					replace 18 ft of r

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	Mail Update	JO	Jenny O
9/8/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/1/2008	Meas/Inspect	345	PATRIOT
8/2/2007	MLS	HC	Helen Chinal
12/15/1999	Meas/Inspect	163	PATRIOT
7/12/1932		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	147.456
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332107
Depreciation:	87676
Depreciated Total:	244431

COMMENTS

BMT=10FT CEILING HEIGHT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

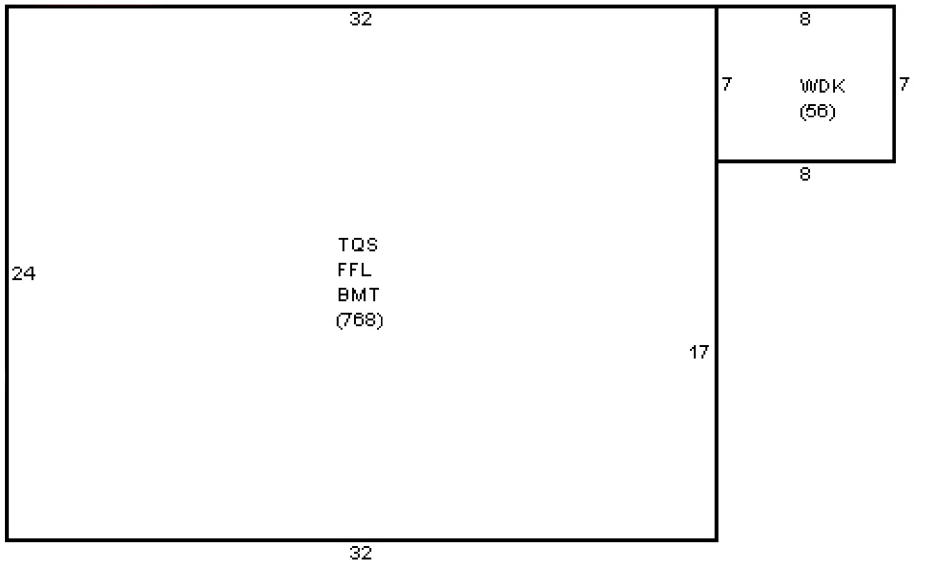
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.46
Special Features:	0	Val/Su Net:	112.73
Final Total:	244400	Val/Su SzAd	181.85

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	65.800	50,536
FFL	First Floor	768	147.460	113,246
TQS	3/4 Story	576	147.460	84,935
WDK	Deck	56	15.890	890

Net Sketched Area:	2,168	Total:	249,607
Size Ad	1344	Gross Area	2360	FinArea	1920
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0008-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	